

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT:	Through the Green PUD Subdivision, Final Plat, Section 1
LOCATION:	Columbia Avenue and Shadow Green Drive
PROJECT DESCRIPTION:	3 lots on 29.47 acres
APPLICANT:	Robert Searson, Littlejohn Engineering (rsearson@leainc.com)
OWNER:	Geoffrey Fields (gwfields@insightbb.com)
PROJECT STAFF:	Micah Wood
TYPE OF REVIEW:	Final Plat
RECOMMENDATION:	<u>Approval, with conditions</u>

PROJECT INFORMATION	
Existing Land Use	Vacant
Proposed Land Use	Multifamily residential
Existing Zoning	ML
Proposed Zoning	N/A
Acreage	29.47
Proposed Number of Lots	3
Proposed Dwelling Units	196 apartment units
Proposed Nonresidential Square Footage	N/A
Proposed Open Space	<i>Formal Open Space: with site plan</i> <i>Informal Open Space: with site plan</i> <i>Total Open Space: with site plan</i>
Physical Characteristics	Gently rolling terrain, with several ephemeral channels on-site, which could constrain development.
Character Area Overlay/ Development Standard	Southall Character Area 1; Southall Character Area 7 / Conventional
Other Applicable Overlays	Columbia Avenue Overlay HHO 500 foot Buffer
Proposed Building Height	3 stories
Minimum Landscape Surface Ratio	0.20

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Industrial / Commercial	HI
<i>South</i>	Commercial	GC
<i>East</i>	Commercial	LI
<i>West</i>	Municipal Services Complex	LI

INFRASTRUCTURE AVAILABILITY	
Water	Available
Sewer	Available
Reclaimed Water	Not available

TRANSPORTATION	
Site Access	Public and private street connections to Columbia Avenue, Parkway Commons, Century Court, and to the rear property line for future connectivity to Mack Hatcher.
Trip Generation	Average Daily Traffic: 1,312 trips. The City is approaching TDOT for signal warrant approval, based on the trip generation data on Sheet C2.0.

PROJECT MEETS FRANKLIN'S LAND USE PLAN: Yes
GREENWAY/OPEN SPACE PLAN: Yes
HISTORIC DISTRICT GUIDELINES: N/A

PROJECT BACKGROUND: This Concept Plan was originally approved in 2007. A revision to the Concept Plan was approved in 2010. This is the first section of the PUD to be approved (the Chik-fil-a is part of the subdivision, but was approved prior to the establishment of the PUD). The Regulating Plan for this Section was approved in October 2011. The Site Plan for this section is also on the 1/26/12 FMPC Agenda.

PROJECT REVIEW

STAFF RECOMMENDATION: Approval, with conditions

COMMENTS: None;

CONDITIONS OF APPROVAL:

PLANNING:

- 1. None;

PLANNING (LANDSCAPE):

- 2. This note shall be added to the plat: "A planting plan for Isleworth Drive shall be provided and installed when the commercial section is developed. This will include sidewalks and trees."

ENGINEERING:

3. None;

BUILDING AND NEIGHBORHOOD SERVICES:

4. None;

FIRE:

5. None;

PARKS:

6. The Applicant/HOA shall build and maintain existing property south of the center of Saw Mill Creek until primary route of Mack Hatcher Pkwy from Carters Creek Pike to Columbia Pike is complete and connection is made to the said site. At that time the Parks Department shall assume ownership and maintain property. Parks Department shall not be responsible for the detention pond/ponds or attached structures/piping that connects detention pond/ponds.

WATER/SEWER:

7. None;

PROCEDURAL REQUIREMENTS:

1. The applicant shall submit three (3) paper copies of the corrected plat along with the Mylar to the Planning and Sustainability Department for signatures. The Certificates of Approval for the Subdivision Name and Street Names, Water, and Ownership shall be signed when the plat is resubmitted.
2. The applicant shall submit a digital copy of the final plat to the Project Engineer in Tennessee state plane coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation into the Franklin GIS database.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.
4. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.

***PROJECT CONSIDERATIONS:**

1. A planting plan for Isleworth Drive shall be provided and installed when the commercial section is developed. This will include sidewalks and trees.

* These items are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

FRANKLIN MUNICIPAL PLANNING COMMISSION (FMPC) PROCESS AND PROCEDURES

If the applicant has questions about, or is in disagreement with, a condition of approval, they shall contact the project planner within the Department of Planning and Sustainability prior to the FMPC meeting. If the applicant fails to notify the Department of Planning and Sustainability of an objection to a condition of approval by one (1) day prior to the FMPC Meeting and raises their objection at the FMPC meeting, staff shall recommend deferral of the item until the next available Agenda.

The following is the process for an item to be heard by the FMPC during their monthly meetings:

1. Staff Presentation,
2. Public Comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

This format has been established to facilitate a more orderly FMPC meeting. The process is intentionally designed in order for any applicant questions or disagreements about conditions of approval to be resolved prior to the meeting, rather than during the FMPC meeting. Only when disagreements about conditions of approval cannot be resolved by the applicants and staff prior to the meeting should those issues be raised during the FMPC meeting.